



83 Ffordd Y Spitfire, St. Athan

£389,950 Freehold

DETACHED FAMILY HOME. • 4 BEDROOMS. EN-SUITE. • BARRATTS NEW BUILD. • UPVC. GCH COMBI. GARDENS. • DRIVEWAY FOR 2 CARS. • QUIET SEMI RURAL LOCTION. • UTILITY. DETACHED GARAGE. • OUTSKIRTS OF DEVELOPMENT. • NO THROUGH ROAD. EPC B84.





This well presented Barratts new build detached family home is on the outskirts of this popular development in the Vale of Glamorgan, at the end of a no through road with space to the front. The property is located within easy reach of local shops, schools of St Athan Village, the towns of Cowbridge and Llantwit Major, and the Heritage Coastline with its beaches. The property briefly comprises; entrance hallway, sitting room, kitchen/diner, utility room and cloakroom/WC to the ground floor. To the first floor there are 4 bedrooms and a family bathroom with an en-suite shower room to the master bedroom. Outside there is a garden area to the front with driveway for two cars and plenty of room for additional parking (not allocated) due to the end of the road location, and an impressive enclosed private garden to the rear with detached garage. 83 Ffordd Y Spitfire enjoys gas central heating with a combination boiler, and UPVC windows and doors and French doors to the rear. Viewings are highly recommended to fully appreciate the unique location on the development and spacious family accommodation. Please note there is a service charge for the property to help with the upkeep and maintenance of the site.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





GROUND FLOOR

Entrance Hallway

Front entrance door. Doors to sitting room and kitchen. Stairs to first floor.

Sitting Room

21' 7" x 10' 3" (6.58m x 3.12m)

UPVC window to front. UPVC French doors to rear. Radiator.

Kitchen/Diner

21' 6" x 10' 10" (6.55m x 3.30m)

UPVC windows to front and rear. Door to utility room. Radiator. Space for dining room table and chairs. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Inset stainless steel sink with mixer tap. Eye level oven. Gas hob. Integrated appliances.

Utility Room

Glazed door to rear. Door to cloakroom/WC. Fitted work surface and units. Space for white goods.

Cloakroom/WC

5' 1" x 5' 2" (1.55m x 1.58m)

Low level WC. Wash hand basin. Radiator.





FIRST FLOOR

Landing

Doors to bedrooms and family bathroom.

Bedroom 1

12' 9" x 9' 9" (3.89m x 2.97m)

UPVC window. Radiator. Door to en-suite.

En-Suite

6' 5" x 5' 3" (1.96m x 1.60m)

UPVC opaque window. Radiator. Shower enclosure with mixer shower. Wash hand basin.

Bedroom 2

8' 6" x 15' 5" (2.59m x 4.70m)

UPVC window. Radiator.

Bedroom 3

10' 6" x 11' 6" (3.20m x 3.51m)

UPVC window. Radiator.

Bedroom 4

10' 8" x 6' 3" (3.25m x 1.91m)

UPVC window. Radiator.

Family Bathroom

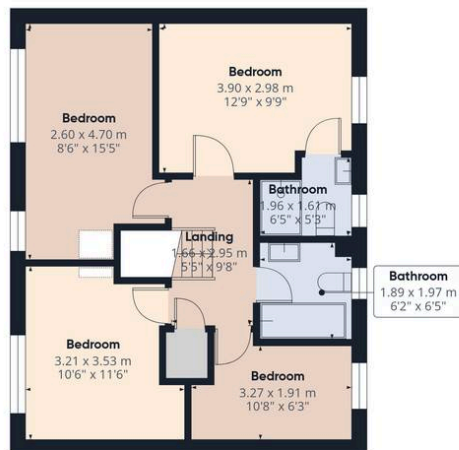
6' 2" x 6' 5" (1.88m x 1.96m)

UPVC opaque window. Radiator. Panelled bath. Low level WC. Wash hand basin.





Ground Floor



First Floor



Approximate total area⁽¹⁾
104.5 m²
1127 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



GARDEN

Front Garden - open plan and laid to lawn. Rear Garden - enclosed level garden laid to lawn. Paved seating area. Gate to side.



blackbear

